

Superb 4 Bedroom Detached Residence.

29 Woodview Lawn, Saleen, Midleton, Co. Cork.

FOR SALE BY PRIVATE TREATY





A.M.V €315,000

McCarthy & McGrath Auctioneers are delighted to present No. 29 Woodview Lawn, Saleen to the market, this bright, well-proportioned detached family home was built in 2003 and stylishly refurbished in 2015 by its current owners, their superb taste and attention to detail ensures that this house is a must see.

Located overlooking a large green area, the property is conveniently situated close to Scartleigh National School, a Playschool/after school and Bus Stop which services nearby secondary schools.

Midleton Town and all its amenities are only 3 miles away and scenic East Ferry and Saleen Creek just a few minutes walk with beaches at Inch, Whitebay and Ballybranigan only a short drive away along with sporting clubs and facilities in nearby Aghada and Whitegate.

Viewing recommended & is strictly by prior appointment with the sole selling agents.

ACCOMMODATION:

Entrance Hallway: high gloss tiles, under-stairs Smart Storage Units. **Guest w.c.**: 1.6 x 1.2 with toilet & wash hand basin, tiled floor.



Living Room : 4.5 x 3.4 grey laminate floor, solid fuel stove with marble fireplace & surround.



Kitchen: 3.6 x 3.3 tiled floor, built-in cream units with granite worktop & eye level presses with integrated Electric oven, hob & microwave, "Samsung" fridge freezer & integrated dishwasher.



Dining Room: 3.4 x 3.1 with tiled floor, French doors to natural stone patio area & rear garden.



Utility Room: 1.2 x 1.2 plumbed for washing machine & dishwasher.

FIRST FLOOR :

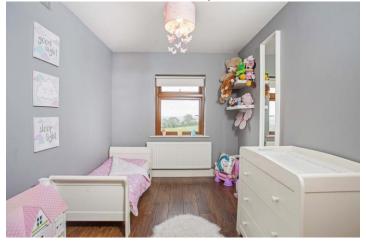
Bathroom: 2.5 x 1.8 fully tiled floor to ceiling, with bath, w.c. & w.h.b.



Bedroom 1: 4.5 x 4.3 front aspect, laminate floor, wall to wall built-in wardrobes. **En-Suite** : fully tiled floor to ceiling, Triton T90Z electric shower, w.h.b. & w.c.



Bedroom 2: 3.8 x 2.4 rear aspect, laminate floor.



Bedroom 3: 4.4 x 2.2 front aspect, laminate floor & double built-in wardrobe.



Bedroom 4: 3.4 x 2.4 rear aspect, laminate floor.



OUTSIDE :

Garden & driveway for 2 cars to the front. Enclosed, South facing rear garden with natural stone paved patio area.



<u>SERVICES :</u>	Oil fired central heating. Mains water Mains drainage
EIRCODE :	P25 V656
BER:	C1 - BER NO. 106659741 159.85 kWh/m²/yr
FEATURES:	
	 Modern, detached residence, presented in turn-key condition. Generous living accommodation. Completely refurbished since 2015, to include a new kitchen, fl doors, skirtings, architraves and bathrooms. Windows upgrade

- Completely refurbished since 2015, to include a new kitchen, flooring, internal doors, skirtings, architraves and bathrooms. Windows upgraded, attic insulated & floored, new stove and fireplace, Under-stairs Smart Storage, new radiators with TRV valves, Front Palladio door and French Door at the rear installed in 2019 along with natural stone paved patio.
- 4K CCTV security system with remote access & tv connection.
- Substantial built-in wardrobes in 2 bedrooms
- Oil fired central heating.
- Guest w.c.
- Master Bedroom En-Suite
- Large, South facing rear garden with unobstructed views & Natural Stone Patio area.

VIEWING : Strictly by prior appointment with the sole selling agents.



39 Main Street, Midleton, Co. Cork t: 021-4631755 42 South Mall, Cork t: 021-4273800

E: <u>info@mccarthymcgrath.com</u>

w: www.mccarthymcgrath.com

PSRA Licence No. 001757

These particulars are issued by McCarthy & McGrath on the understanding that any negotiations respecting the Property mentioned are conducted through them. Every care is taken in preparing particulars, but the firm do not hold themselves responsible for any inaccuracy in the Particulars and Terms of the Property referred to or for any expense that may be incurred in visiting same should it prove unsuitable, or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspecting. Should the above not be suitable, please let us know your exact requirements. Any reasonable offer will be submitted to the owners for consideration.